PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1321826 DEEDWARR
09/15/2025 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,242.20
20250915-0073418

Ivey Title, LLC Ref: (LM) Title No.: 64171
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Aaron Kinssies Aimee Kinssies 4011 Moss Rose Drive Nashville, TN 37216	Primis Mortgage Company 5535 Currituck Drive Ste. 120 Wilmington, NC 28403

TAX MAP PARCEL NUMBERS: 07301025000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$606,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory A. Martindale and wife, Vickie G. Martindale**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron Kinssies and Aimee Kinssies, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot. No. 7 on the Plan of Moss Rose Heights subdivision, Section No. 2, Extended, of record in Book 1424, page 109, Register's Office for said County, to which plan reference if hereby made for a more complete description.

Being the same property conveyed to Gregory A. Martindale and Vickie L. Garrison, both unmarried, joint tenant with rights of survivorship by Warranty Deed from Nancy Jean Hale, now known as Nancy J. Biggs, dated April 30, 2002, and recorded on May 2, 2002, of record in Instrument No. 20020502-0054138, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 25, 2005, recorded June 16, 2005 of record in Instrument No. 20050616-0068896, said Register's Office, subject property was conveyed to Gregory A. Martindale and wife, Vickie G. Martindale.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 109, said Register's Office, which Plan shows a 50 foot minimum building set back line from Moss Rose Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 4011 Moss Rose Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of September, 2025.

Gregory A. Martindale
Gregory A. Martindale

Vickie G. Martindale
Vickie G. Martindale

State of Tennessee

County of Davidson

On this 12th day of September, 2025, before me the undersigned authority, personally appeared Gregory A. Martindale and Vickie G. Martindale, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Margaret H Taylor
Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $606,000.00.

Denise Woods
Affiant

Sworn and subscribed before me this 12th day of September, 2025.

Notary

My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Denise Woods,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 12 day of September, 2025.

Denise Woods
Affiant Signature
Date 9-12-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of September, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

